


Hellards



At home in Medstead

3 Ivatt Way

MEDSTEAD, HAMPSHIRE, GU34 5LJ

Guide Price £450,000

- Stylish 3 bedroom semi-detached house
- Off street parking for 2 cars
- Popular residential area
- Close to local amenities
- Pretty enclosed rear garden
- Attached single garage

This stylish three-bedroom semi-detached property, is situated in a popular residential area in the desirable village of Medstead. The location offers easy access to amenities, cafes, a doctor's surgery, and major bus routes. The property itself is accessed via a convenient storm porch that leads into the property and once inside the features include an entrance hallway with cloakroom to your right, modern fitted kitchen on your left, stairs leading up to the first floor and a doorway leading into the spacious living/dining room, complete with double doors opening onto the enclosed rear garden. Upstairs, the first floor consists of family bathroom and three bedrooms, including a principal with an en-suite shower.

Outside, a private driveway, with space for two cars leads to an attached single garage with power and light. To the rear of the house you'll find the delightful enclosed garden with its lush lawn, flower filled borders, patio, and raised decking area, perfect for enjoying the sun and al fresco dining.





Medstead is within easy reach of Four Marks, with local shops, schooling and facilities in the village and just a few miles from Alton, where there is a Waitrose, M&S food store and Sainsburys, along with a good selection of local shops and facilities. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

SERVICES

We understand that mains water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: D

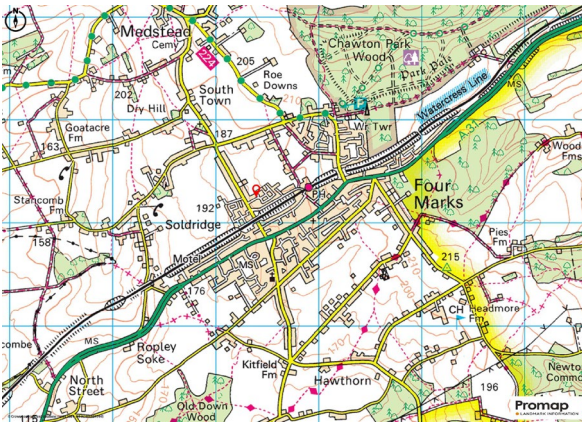
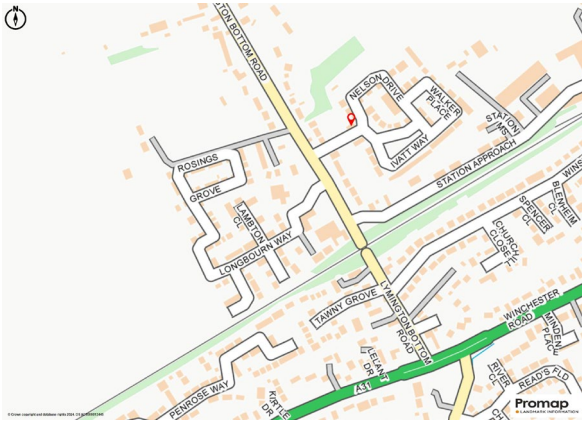
SERVICE CHARGE

Annual Estate Management Charge: £417.60 (payable in 2 equal instalments of £280.80 every 6 months)
Management Company are: Austen Meadows (Medstead) Management Company Ltd and covers Grounds Maintenance, Repairs, Insurance & Sinking Fund. (These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor).

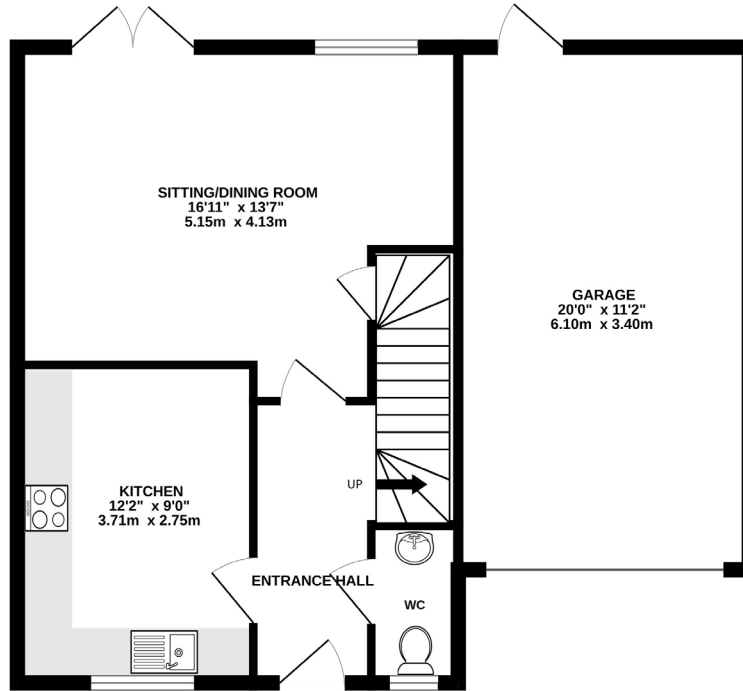
DIRECTIONS

From the A31 in the centre of Four Marks: Turn into Lymington Bottom Road and follow for about 0.5 miles. Take the 2nd right into Ivatt Way and as you get to the junction you will see #3 on your left hand side.

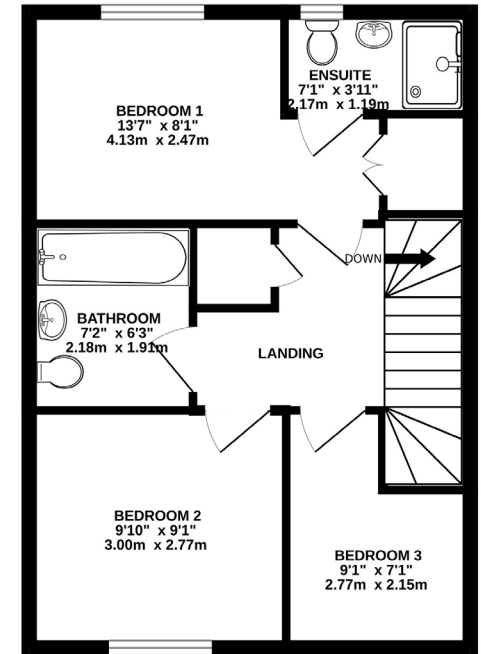




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

